

THIS POADP ILLUSTRATES THE R.O.W. FOR MILITARY DRIVE AS SHOWN ON THE CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN. DEVELOPER RESERVES THE RIGHT TO REQUEST MODIFICATION TO THE MAJOR THOROUGHFARE PLAN AS DETERMINED BY TRAFFIC IMPACT ANALYSES. TRAFFIC IMPACT ANALYSES DO NOT INDICATE THE NEED FOR PAVEMENT SECTIONS REQUIRED FOR THE DESIGNATED THOROUGHFARES. TIA AMENDMENT DONE WITH POADP 167-C.

536.83 ACRE TRACT  
(23,385,000 SQ. FT.)

SOWELL PROPERTY  
CB 4365 P-2 ABS 1181

PROP. MILITARY DR. EXTENSION  
(PER MAJOR THOROUGHFARE PLAN)

PHASE III

PHASE I

PHASE II

71.02 ACRES  
403 RESIDENTIAL LOTS  
(SINGLE FAMILY RESIDENTIAL)

PROPOSED  
COMMERCIAL  
20 AC.  
(NOT WITHIN BOUNDARIES  
OF THIS P.O.A.D.P.)

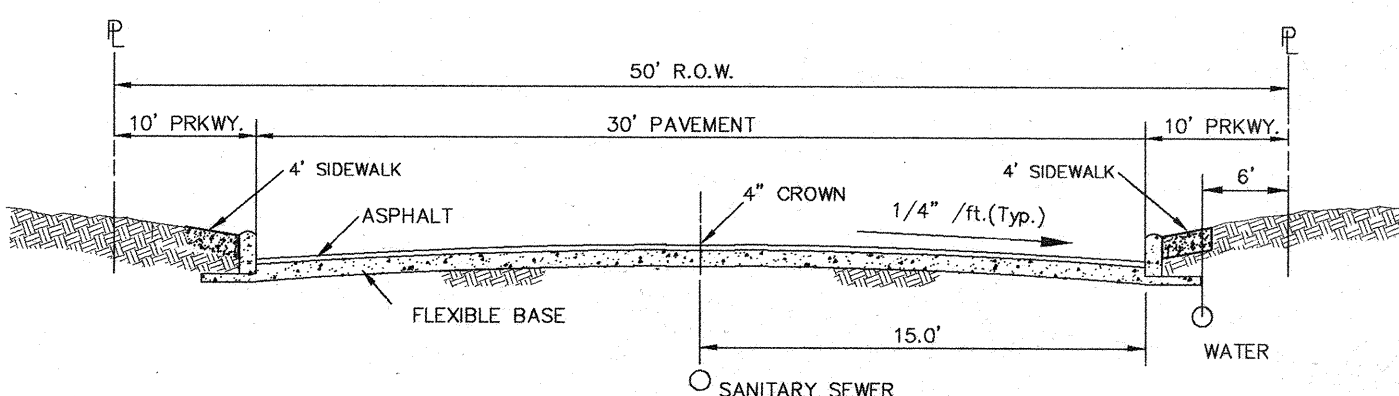
POTRANCO ROAD

JAN. M. LODAL  
CB 4358 P-3 ABS 539

ACREAGE SUMMARY:

SINGLE FAMILY RESIDENTIAL = 70.10 ACRES  
STREET DEDICATION TALLEY RD. = 0.58 ACRES  
STREET DEDICATION POTRANCO RD. = 0.34 ACRES  
TOTAL AREA = 71.02 ACRES

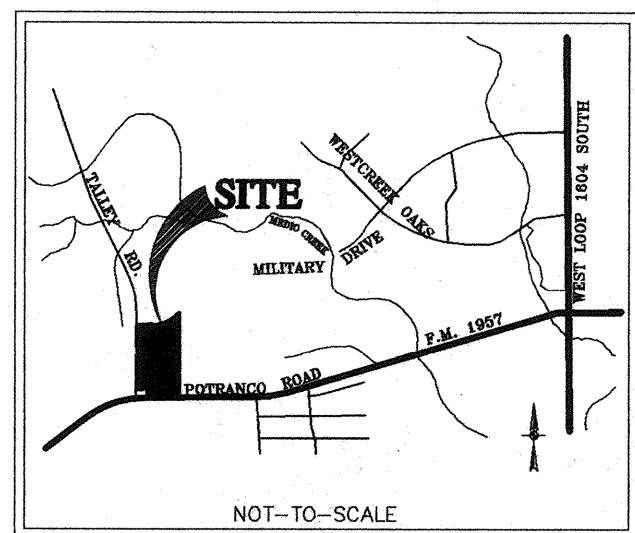
- NOTES:
1. WATER SERVICE TO BE PROVIDED BY SAWS
  2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
  3. GAS AND ELECTRIC TO BE PROVIDED BY CPS
  4. TELEPHONE SERVICE TO BE PROVIDED BY S.W.B. TELE.
  5. CA. TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
  6. ALL ACREAGES SUBJECT TO CHANGE WITHOUT NOTICE
  7. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.



TYPICAL STREET SECTION

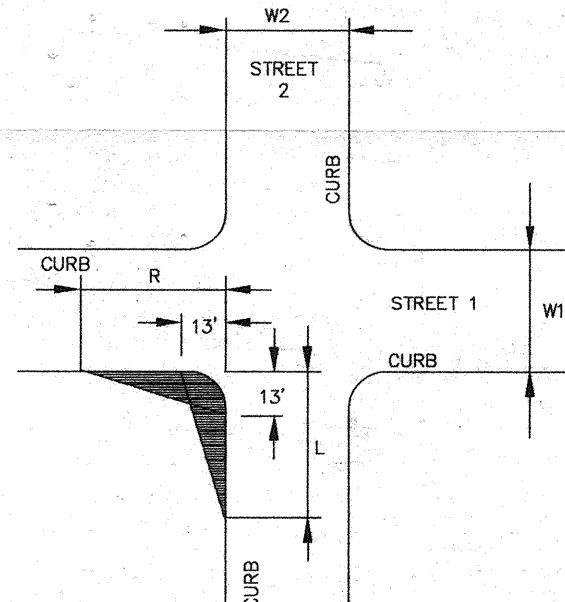
NOT-TO-SCALE

NOTE:  
FOR PAVEMENT DESIGN SECTION  
SEE GEOTECHNICAL ENGINEERING  
REPORT.



LOCATION MAP

SCALE: 1" = 100'



BEAR COUNTY CLEAR VISION  
STATEMENT:  
CLEAR VISION CALCULATIONS WILL BE BASED  
ON AASHTO CASE II BAC FOR TURNING  
MANEUVERS ON TO MAJOR HIGHWAYS.  
EASEMENTS TO BE SHOWN ON INDIVIDUAL  
PLATS WHEN SUBMITTED.

CLEAR VISION  
AREA CALCULATION

NOT-TO-SCALE

$$R = 0.65(SD) - (W1/2 + K)$$
$$L = \frac{13(SD)}{13 + W1/2 + K} - 4$$
$$R = 0.65(300) - (30/2 + 2) = 178'$$
$$R = 0.65(300) - (26/2 + 2) = 180'$$
$$L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$$
$$L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$$

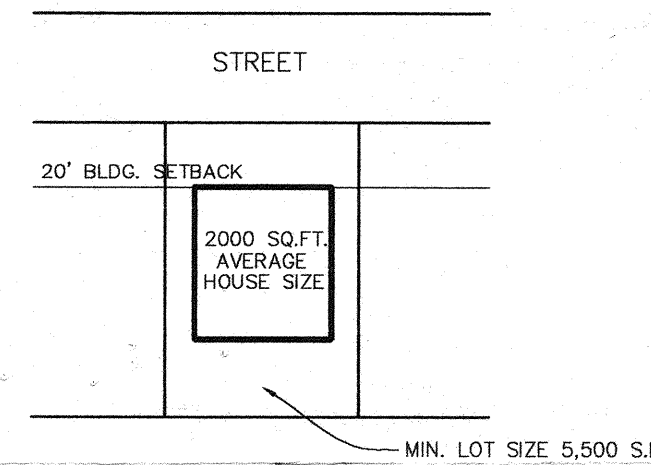
POADP REVISION HISTORY

POADP #	ACCEPTED DATE
167	08/25/1986
167-C	03/19/2001

THIS PROPERTY LIES OUTSIDE  
THE CITY LIMITS OF THE CITY  
OF SAN ANTONIO.

LEGEND:

- POADP LIMITS
- 8' HIGH PERIMETER FENCE
- LIMIT OF PHASE



TYPICAL LOT DETAIL

NOT-TO-SCALE

REASON FOR AMENDMENT:  
TO SHOW A MORE  
DETAILED LOT LAYOUT,  
AND TO REDUCE THE  
COMMERCIAL LAND USAGE  
FROM 11.53 AC. TO 2 AC.

OWNER/DEVELOPER:  
CENTEX REAL ESTATE CORP.  
16414 SAN PEDRO, STE. 700  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 496-1985  
FAX: (210) 828-0449

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

THE VISTAS OF WESTCREEK  
AMENDED P.O.A.D.P.  
PLAN No. 167-D

JOB NO. 4492.40 DATE: DEC. 13, 2001 (REVISED)

THIS POADP ILLUSTRATES THE R.O.W. FOR MILITARY DRIVE AS SHOWN ON THE CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN. DEVELOPER RESERVES THE RIGHT TO REQUEST MODIFICATION TO THE MAJOR THOROUGHFARE PLAN AS DETERMINED BY TRAFFIC IMPACT ANALYSES. TRAFFIC IMPACT ANALYSES DO NOT INDICATE THE NEED FOR PAVEMENT SECTIONS REQUIRED FOR THE DESIGNATED THOROUGHFARES. TIA AMENDMENT DONE WITH POADP 167-C.

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(23,385,000 SQ. FT.)

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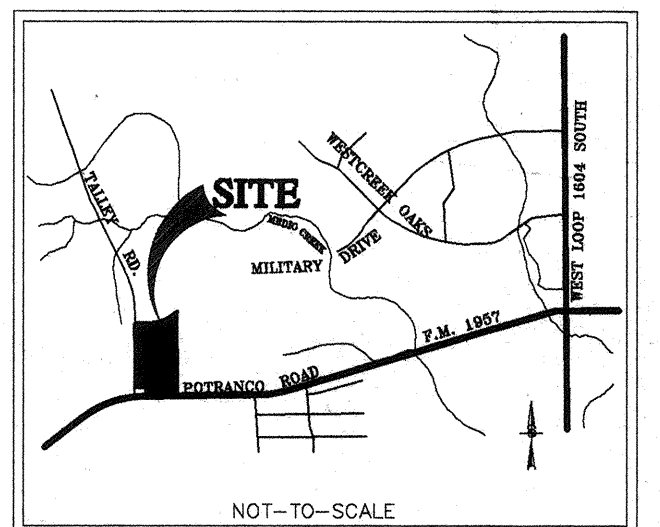
PROP. MILITARY DR. EXTENSION  
(86' PER CURRENT MAJOR THOROUGHFARE PLAN  
AS OF 01-08-02)

1.0' VEHICULAR  
NON-ACCESS ESM'T.

LIMITS OF POADP

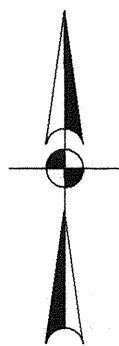
1.0' VEHICULAR  
NON-ACCESS ESM'T.

GREENBELT

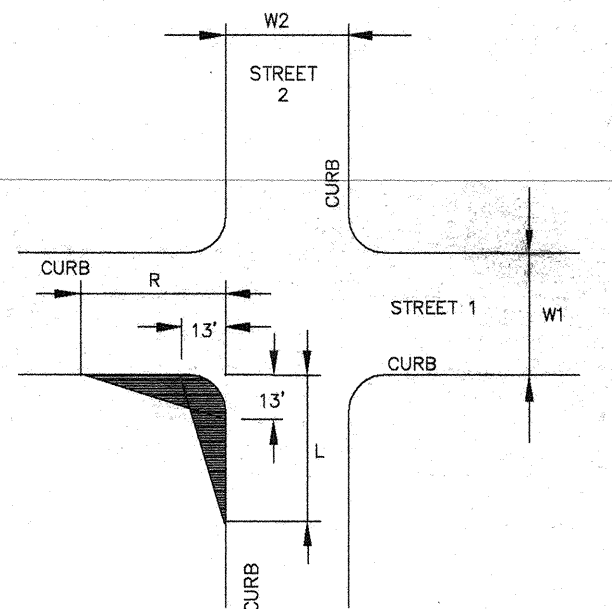


NOT-TO-SCALE

LOCATION MAP



SCALE: 1" = 100'



**BEXAR COUNTY CLEAR VISION STATEMENT:**  
CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE III BAC FOR TURNING MANEUVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

**CLEAR VISION AREA CALCULATION**

NOT-TO-SCALE

$$R = 0.65(SD) - (W1/2 + K)$$
$$L = \frac{13(SD)}{13 + W1/2 + K} - 4$$

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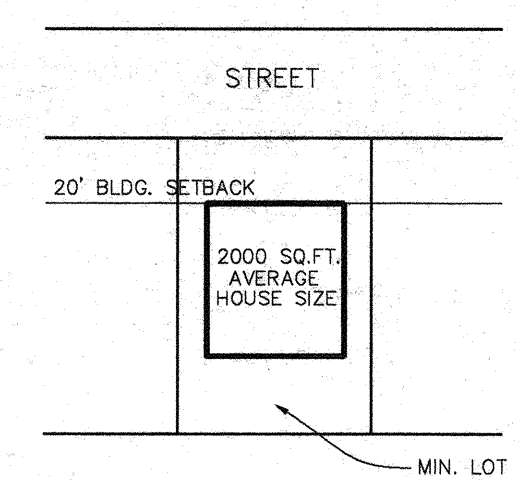
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POADP #	ACCEPTED DATE
167	08/25/1986
167-C	03/19/2001

THIS PROPERTY LIES OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.

**LEGEND:**

- POADP LIMITS
- 8' HIGH PERIMETER FENCE
- LIMIT OF PHASE



TYPICAL LOT DETAIL

NOT-TO-SCALE

REASON FOR AMENDMENT:  
TO SHOW A MORE DETAILED LOT LAYOUT, AND TO REDUCE THE COMMERCIAL LAND USAGE FROM 11.53 AC. TO 2 AC.

OWNER/DEVELOPER:  
CENTEX REAL ESTATE CORP.  
16414 SAN PEDRO, STE. 700  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 496-1985  
FAX: (210) 828-0449

PLAN HAS BEEN ACCEPTED BY

COSA

148-02 (date) 167-0 (number)

If no plats are filed, plan will expire

On 7-20-03

1st plat filed on

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

**THE VISTAS OF WESTCREEK**

**AMENDED P.O.A.D.P.  
PLAN No. 167-D**

JOB NO. 4492.40

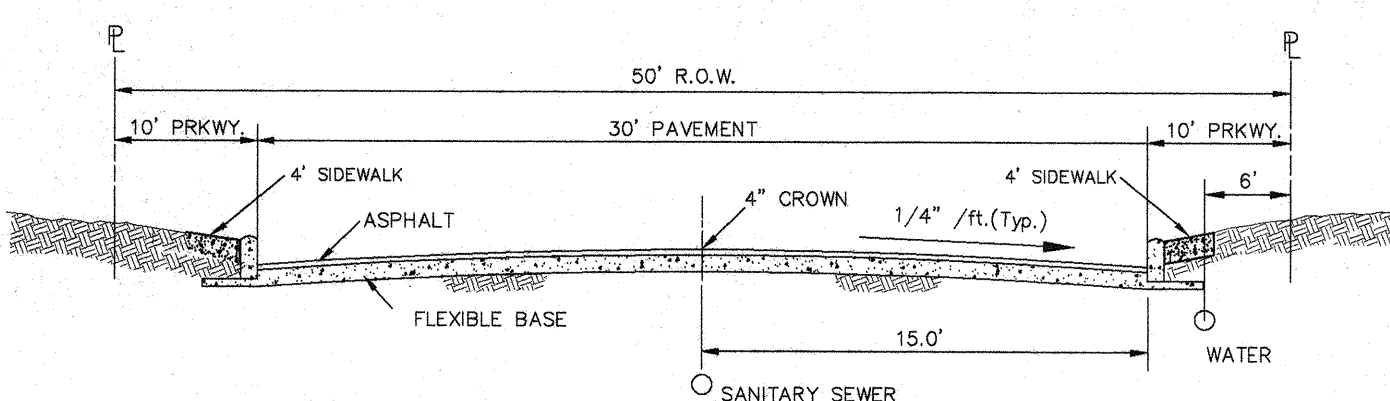
DATE: DEC. 13, 2001  
REVISED: JAN. 25, 2002

08 JAN 28 AM 10:11  
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

DRAWN BY: JL, JD

**NOTES:**

- WATER SERVICE TO BE PROVIDED BY SAWS
- SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
- GAS AND ELECTRIC TO BE PROVIDED BY CPS
- TELEPHONE SERVICE TO BE PROVIDED BY S.W.B. TELE.
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TYPICAL STREET SECTION

NOT-TO-SCALE

NOTE:  
FOR PAVEMENT DESIGN SECTION  
SEE GEOTECHNICAL ENGINEERING  
REPORT.



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
01 DEC 13 PM 12:51

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**APPLICATION**

<b>Date Submitted:</b>	<b>Project ID Number:</b>
------------------------	---------------------------

Project Name: Vistas of Westcreek

Owner/Agent: Centex Real Estate Phone: (210)496-1985 Fax: (210)496-0449

Address: 16414 San Pedro, San Antonio, TX Zip code: 78223

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Existing legal Description (PUD Only): N/A

Existing zoning: N/A (located in County) Proposed zoning: N/A

(PUD Only) Linear feet of street: N/A ☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Number of lots: N/A divided by acreage: \_\_\_\_\_ = Density: \_\_\_\_\_

(PUD Only) Total open space: N/A divided by total acreage: \_\_\_\_\_ = Open space: \_\_\_\_\_ %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Projected # of Phases: 3

Council District: N/A School District: North Side Ferguson Map Grid: 611 C-3

C-4

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**APPLICATION**  
(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?


Name the Villages of Westcreek No. 167-C

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name <u>Woods of Westcreek Unit -2</u>	No. <u>870338</u>
Name <u>the Heights of Westcreek - Phase 1</u>	No. <u>000295</u>
Name <u>the Hills of Westcreek, Unit 1</u>	No. <u>990073</u>
Name <u>the Hills of Westcreek, Unit 2</u>	No. <u>200022</u>
Name <u>the Bluffs of Westcreek, Unit 1</u>	No. <u>940153</u>
Name <u>the Bluffs of Westcreek, Unit 2</u>	No. <u>940157</u>
Name <u>the Oaks of Westcreek, Unit 2</u>	No. <u>870323</u>
Name <u>the Woods of Westcreek, Unit 3</u>	No. <u>870339</u>
Name <u>the Summit of Westcreek</u>	No. <u>940501</u>

Contact Person and authorized representative:

Print Name: Jon Adame, P.E. Pape-Dawson Engineers, Inc. Signature: 

Date: 12-13-01 Phone: (210) 375-9000 Fax: (210) 375-9010

**Master Development Plan and P.U.D.**  
**Technical Review**

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☒ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☒ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;

- n/a ☐ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**  
(Continued)

- N/A ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- N/A ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- N/A ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- N/A ☐ (PUD ONLY) The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- N/A ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- N/A ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**  
(Continued)

- N/A* ☐ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(a) square footage of all buildings and structures  
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- N/A* ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:  
(a) total number of dwelling units, by development phase.  
(b) Residential density and units per acre.  
(c) (PUD Only) Total floor area ratio for each type of use.  
(d) Total area in passive open space.  
(e) Total area in active developed recreational open space.  
(f) Total number of off-street parking and loading spaces.
- ☒ Traffic Impact Analysis (section 35-502).
- N/A* ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- N/A* ☐ (PUD Only) Lots numbered as approved by the City.
- N/A* ☐ (PUD Only) Layout shall show where lot setbacks as required.
- N/A* ☐ Location and size in acres of school sites, as applicable.
- N/A* ☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- N/A* ☐ A stormwater management plan (section 35-B119)

**I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: Jon Adame

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900  
APPLICATION REVISED June 4, 2001



# CITY OF SAN ANTONIO

January 18, 2002

Mr. Jon Adame

Pape- Dawson Engineers  
555 East Ramsey  
San Antonio, TX 78216

Re: Vistas of Westcreek

MDP # 167-D

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Vistas of Westcreek Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 167-D. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Adame  
Page 2  
January 18, 2002

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivars AIA, AICP  
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services  
Richard De La Cruz, Senior Engineer Development Services



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

Revised #3

(Check One)

Date: \_\_\_\_\_

- |   |   |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                 | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)          | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)     | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                     | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor           | <input type="checkbox"/> Other: _____                         |

Project Name: The Vistas of West Creek FILE # 167-15  
(HEIGHTS OF WESTCREEK)

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To:
- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan       | <input type="checkbox"/> Street and Drainage       |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA                       |
| <input type="checkbox"/> Neighborhoods                 | <input type="checkbox"/> Zoning                    |
| <input type="checkbox"/> Historic                      | <input type="checkbox"/> Tree Preservation         |
| <input type="checkbox"/> SAWS Aquifer                  | <input type="checkbox"/> Parks – Open Space        |
| <input type="checkbox"/> Other: _____                  | <input type="checkbox"/> Fire Protection           |
|  | <input type="checkbox"/> Bexar County Public Works |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Planner II

Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

87:8 AM 6-NOV-20

This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee

August 17, 2001

010902

SEE COMMENT

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: MILITARY DRIVE IS ON THE MTP REQUIRING A  
MIN. OF 86' ROW. TALLEY ROAD IS ON THE MTP  
REQUIRING A MIN. OF 86' ROW. POTRANCO IS ON  
THE MTP AND TXDOT SYSTEM REQUIRING A MIN.  
OF 120' ROW AND TXDOT REVIEW

\* NEED TXDOT REVIEW

Signature

Title

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
DEC 31 AM 8:08

(Check One)

*re sub meeting end*

Date: 12-13-01

- X Master Development Plan (MDP) (Formerly POADP) ☐ PUD Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development(TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)

Project Name: Vistas of Westcreek – amending POADP FILE #167-D

*HEIGHTS OF WESTCREEK*

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☒ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Fire Protection
- ☐ Other: ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date :

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This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee

*VV*

610307

☐ I recommend approval



☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: TALLEY ROAD IS ON THE MTP REQUIRING A  
MIN. OF 86 ROW. PROPOSE MDP ADDRESSES THOROUGHFARE.  
MILITARY DRIVE EXTENSION IS ON THE MTP REQUIRING  
A MIN. OF 86 ROW. HOWEVER, THIS SECTION OF  
MILITARY DRIVE, BETWEEN TALLEY RD AND  
THE PROPOSE EXTENSION OF GROSENBAKER AS SHOWN  
ON THE MTP, IS IN THE AMENDMENT PROCESS  
(A DRAIN GRADE TO A COLLECTOR). THIS PROPOSE MDP NEED  
TO ADDRESS THE THOROUGHFARE UNDER THE EXISTING  
MTP REQUIREMENT OR THE RECORDED DECLIMENT AGREEMENT  
OF THE DRAIN GRADE. WHICHEVER, IT NEED TO BE DELINEATED  
ON THE PROPOSE MDP.

POTRANCO RD (FM 1957) IS ON THE MTP AND TxDOT SYSTEM  
REQUIRING A MIN. OF 120' ROW (ACCORDING TO THE NEW UDC -  
SECTION 35-506 TRANSPORTATION AND STREET DESIGN) AND TxDOT  
REVIEW. THIS PROPOSE MDP HAS BEEN DETERMINED TO HAVE NO VESTED  
RIGHTS, THEREFORE IS UNDER THE ASSESSMENT OF THE NEW UDC AS MENTIONED  
ABOVE. PROPOSE MDP NEED TO ADDRESS THOROUGHFARE'S APPROPRIATE  
DEDICATION REQUIREMENTS

CITY OF SAN ANTONIO  
DEPARTMENT OF  
PLANNING &  
COMMUNITY  
DEVELOPMENT  
OFFICE

Signature

Planner  
Title

010702  
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

MAJOR TARO



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
61 DEC 13 PM 12:51

(Check One)

Date: 12-13-01

- X Master Development Plan (MDP) (Formally POADP) ☐ PUD Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)  
☐ Traditional Neighborhood Development(TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Plat Certification Request ☐ Pedestrian Plan (PP)

Project Name: Heights of Westcreek – amending POADP FILE #167-D  
(Vista of Westcreek)

*Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)*

- To: ☐ Master Development Plan ☐ Street and Drainage  
☒ Major Thoroughfare ☐ TIA  
☐ Neighborhoods ☐ Zoning  
☐ Historic ☐ Tree Preservation  
☐ SAWS Aquifer ☐ Fire Protection  
☐ Other: \_\_\_\_\_ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date : \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee

June 28, 2001

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: TALLEY ROAD AND PROPOSED EXTENSION OF MILITARY DR.  
ARE BOTH ON THE MTP REQUIRING A MIN. OF 80' ROW.  
POTRANCO RD / F.M. 1957 IS ON THE MTP AND TxDOT  
SYSTEM REQUIRING A MIN. OF 110' ROW. PROPOSED MDP  
DOES NOT ADDRESS MAJOR THOROUGHFARE REQUIREMENTS

  
Signature

Planner  
Title

12/20/01  
Date

Please return this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

01 DEC 13 PM 12:52

(Check One)

Date: 12-13-01

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> PUD Plan                             |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
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Project Name: Heights of Westcreek – amending POADP FILE #167-D

(Vista of Westcreek)

*Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)*

- |  |   |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage                  |
| <input type="checkbox"/> Major Thoroughfare          | <input type="checkbox"/> TIA                                  |
| <input type="checkbox"/> Neighborhoods               | <input type="checkbox"/> Zoning                               |
| <input type="checkbox"/> Historic                    | <input type="checkbox"/> Tree Preservation                    |
| <input type="checkbox"/> SAWS Aquifer                | <input type="checkbox"/> Fire Protection                      |
| <input type="checkbox"/> Other: _____                | <input checked="" type="checkbox"/> Bexar County Public Works |

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**City of San Antonio Planning Department use**

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Date : \_\_\_\_\_

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June 28, 2001

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☐ I do not recommend approval

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Comments: \_\_\_\_\_

1. TALLEY ROAD — MAJOR THOROUGHFARE  
DEDICATION REQUIRE

Robert Sanchez  
Signature

ENG. TECH  
Title

12/20/01  
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
01 DEC 13 PM 12:52

(Check One)

Date: 12-13-01

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Project Name: Heights of Westcreek – amending POADP FILE #167-D  
(Vista of Westcreek)

*Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)*

- |  |  |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage       |
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| <input type="checkbox"/> Neighborhoods               | <input checked="" type="checkbox"/> Zoning         |
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City of San Antonio Planning Department use

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June 28, 2001

☒ I recommend approval

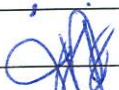
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Comments: \_\_\_\_\_

\* ADD NOTE THAT PROPERTY LIES OUTSIDE  
THE CITY LIMITS.

\* NOTE: THE PROPOSED COMMERCIAL  
IS NOT WITHIN THE BOUNDARIES OF  
THE P.O.A.D.P.



Signature

Planner II

Title

12/19/01

Date

Plr John Jacks

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting

June 28, 2001

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
01 DEC 19 PM 3:24



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

*Handwritten signature in pink ink*

(Check One)

Date: 12-13-01

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> PUD Plan                             |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
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| <input type="checkbox"/> Traditional Neighborhood Development(TND)                 | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Pedestrian Plan (PP)                 |

Project Name: Vistas of Westcreek – amending POADP FILE #167-D

*Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)*

- |  |   |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare          | <input type="checkbox"/> TIA                            |
| <input type="checkbox"/> Neighborhoods               | <input type="checkbox"/> Zoning                         |
| <input type="checkbox"/> Historic                    | <input type="checkbox"/> Tree Preservation              |
| <input type="checkbox"/> SAWS Aquifer                | <input type="checkbox"/> Fire Protection                |
| <input type="checkbox"/> Other: _____                | <input type="checkbox"/> Bexar County Public Works      |

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**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Planner II

Date : \_\_\_\_\_

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This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee

\_\_\_\_\_

*Handwritten blue checkmark*

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

**Comments:**



5. Eng Assoc.

1/2/02

**Signature**

Title

Date \_\_\_\_\_

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

02:31N-3 PM 1:46  
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
Meeting



City of San Antonio  
Planning Department

Master Development Plan Section  
**REQUEST FOR REVIEW**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

01 DEC 13 PM 12:51

(Check One)

Date: 12-13-01

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ PUD Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
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- ☐ Traditional Neighborhood Development(TND) ☐ Manufactured Home Park Plan (MHPP)
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Project Name: Heights of Westcreek – amending POADP FILE #167-D  
(Vista of Westcreek)

*Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)*

- To: ☐ Master Development Plan ☒ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Fire Protection
- ☐ Other: \_\_\_\_\_ ☐ Bexar County Public Works

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City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date : \_\_\_\_\_

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This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee

June 28, 2001

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Military Dr. has been down graded and is to align to the  
south of Military Dr. and Grossenbacher.

Provide 1' Non-access easements at Potranes, Talley Rd, and Military  
Dr.

Provide a buffer @ cul-de-sac and Military Dr.

Signature

Title

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**REQUEST FOR REVIEW**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
JUN 13 PM 12:52

(Check One)

Date: 12-13-01

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> PUD Plan                             |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
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| <input type="checkbox"/> Traditional Neighborhood Development(TND)                 | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Pedestrian Plan (PP)                 |

**Project Name:** Heights of Westcreek – amending POADP **FILE #**167-D  
(Vista of Westcreek)

*Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)*

- |   |  |
|---|--|
| <b>To:</b> <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage       |
| <input type="checkbox"/> Major Thoroughfare                 | <input checked="" type="checkbox"/> TIA            |
| <input type="checkbox"/> Neighborhoods                      | <input type="checkbox"/> Zoning                    |
| <input type="checkbox"/> Historic                           | <input type="checkbox"/> Tree Preservation         |
| <input type="checkbox"/> SAWS Aquifer                       | <input type="checkbox"/> Fire Protection           |
| <input type="checkbox"/> Other: _____                       | <input type="checkbox"/> Bexar County Public Works |

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---

**City of San Antonio Planning Department use**

---

**FROM:** Michael O. Herrera, Planner II **Date :** \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee

June 28, 2001

01 DEC 27 PM 3:19  
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

Edelberg

**Signature**

Senior Eng Tech

### Title

12-27-01

Date \_\_\_\_\_

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001

# Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Vistas of Westcreek  
 Location: Talley Road, Potranco Road & proposed Military Highway  
 Applicant: Centex Real Estate Corp.  
 Address: 16414 San Pedro Suite 700, San Antonio TX 78232  
 Phone Number: 496-1985  
☒ Owner or ☐ Agent

Permit Type (check one):  
☐ Zoning, N.C.B. ☒ POADP # 167-D ☐ Plat #            ☐ Bldg. Permit #            ☐ Other:           

## BOX A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Single Family Residential (61.49 ac. @ 4.5 units/acre)	277	5-6 pm, Wkday	1.01	280	ITE Code: 210 Other:

## BOX B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size		Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate (3.64)*	Peak Hour Trips	Trip Rate Source
	Acres	GFA				
Commercial - Mixed use retail	9.53	103782	5-6 pm, Wkday		375	ITE Code: 8xx Other:

\*specify: based on mixed trip generation rate by Pape-Dawson, M.W. Cude study unavailable at the time of this submittal.           

## BOX C (Updated TIA) If property already has a TIA on file, complete Box C; if not, ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
407	280 + 375 = 655	(-248)

## BOX D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Pape-Dawson Engineers, Inc. 555 E. Ramsey, San Antonio, TX 78216 Attn. Jon Adame Date: 12-26-01  
 Comments: trip generation based on mixed use, original M.W. Cude TIA was unavailable at the time of this submittal

## BOX E (For Official Use Only, Do Not Write in this Box)

☒ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.  
☐ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

The traffic impact analysis has been waived for the following reason(s):

ORIGINAL COMMERCIAL USE HAS BEEN REMOVED THEREFORE A DECREASE IN PHT, NO TIA REQUIRED

Reviewed by: Frank Long Date: 12-27-01

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_ the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Military Dr. has been down graded and is to align to the  
south of Military Dr. and Grossenbacher.

Provide 1' Non-access easements at Potrero, Talley Rd, and Military  
Dr.

Provide a buffer @ cul-de-sac and Military Dr.

Signature

Title

Date

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June 28, 2001

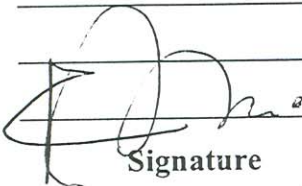
**Street Drainage  
Highways of West Creek**

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: TALLEY ROAD AND PROPOSED EXTENSION OF MILITARY DR.  
ARE BOTH ON THE MTP REQUIRING A MIN. OF 86' ROW.  
POTRANCO RD / F.M. 1957 IS ON THE MTP AND TxDOT  
SYSTEM REQUIRING A MIN. OF 110' ROW. PROPOSED MDP  
DOES NOT ADDRESS MAJOR THOROUGHFARE REQUIREMENTS

  
Signature

Planner  
Title

12/20/01

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001

**MAJOR THOR.**

**Hights of West Creek**

☒ I recommend approval


☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

\* ADD NOTE THAT PROPERTY LIES OUTSIDE  
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\* NOTE: THE PROPOSED COMMERCIAL  
IS NOT WITHIN THE BOUNDARIES OF  
THE P.O.A.D.P.



Signature

Planner II

Title

12/19/01

Date

Plan John Jacks

Please return this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001

**zoning**  
**Heights of West Creek**

01 DEC 19 PM 3:24

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

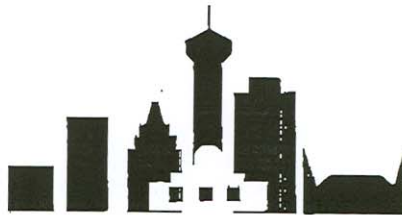
TX/RX NO 4246  
CONNECTION TEL 93759010  
CONNECTION ID  
ST. TIME 01/08 09:59  
USAGE T 01'35  
PGS. SENT 4  
RESULT OK

*City of San Antonio  
Planning Department*

*Municipal Plaza Building  
114 W. Commerce*

*Mailing address: P. O. Box 839966*

*San Antonio, TX 78283-3966*



*Pages sent including fax cover:*

4

*If you do not receive all pages, please call 207-7873*

*Please deliver to:*

Name:	<i>Lick Grey</i>
Title:	
Organization:	<i>Pape-Dawson</i>
Phone:	
Fax:	<i>315-9010</i>

*From:*

Name:	<i>Michelle Gonzalez</i>
Title:	<i>Secretary</i>
Division:	<i>Planning Department</i>
Phone:	<i>207-7873</i>
Fax:	<i>207-7897</i>

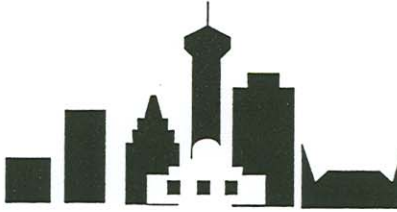
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Planning Department*

*Municipal Plaza Building*

*114 W. Commerce*

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*San Antonio, TX 78283-3966*



*Pages sent including fax cover:*

*4*

*If you do not receive all pages, please call 207-7873*

*Please deliver to:*

Name:	<i>Rick Grey</i>
Title:	
Organization:	<i>Pape-Dawson</i>
Phone:	
Fax:	<i>315-9010</i>

*From:*

Name:	<i>Michelle Gonzalez</i>
Title:	<i>Secretary I</i>
Division:	<i>Planning Department</i>
Phone:	<i>207-7873</i>
Fax:	<i>207-7897</i>

*Remarks:*

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☒ I recommend approval

☐ I do not recommend approval

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Comments: \_\_\_\_\_

1. TALLEY ROAD — MAJOR THOROUGHFARE  
DEDICATION REQUIRE

Robert Sanchez

Signature

ENG. TECH

Title

12/20/01

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001

Hights of West Creek  
Bexar Public Works

☐ **I do not recommend approval**

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

**Comments:**

Isabel Long

Senior Eng Tech

12-27-01

**Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.**

June 28, 2001

Heights of West Creek  
TIA

## Traffic Impact Analysis (TIA) Threshold Worksheet

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 Location: Talley Road, Potranco Road & proposed Military Highway ☒ Owner or ☐ Agent  
 Applicant: Centex Real Estate Corp. Phone Number: 496-1985  
 Address: 16414 San Pedro Suite 700, San Antonio TX 78232

Permit Type (check one):  
☐ Zoning, N.C.B. ☒ POADP # 167-D ☐ Plat #            ☐ Bldg. Permit #            ☐ Other:           

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Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	Other*				
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 The traffic impact analysis has been waived for the following reason(s):  
ORIGINAL COMMERCIAL USE HAS BEEN REMOVED THEREFORE A DECREASE IN PMT. NO TIA REQUIRED  
 Reviewed by: Joel Say Date: 12-27-01



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

(Check One)

Date: 12-13-01

- Resubmitted*
- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ PUD Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development(TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)

Project Name: Vistas of Westcreek – amending POADP FILE #167-D

*Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)*

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☒ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Fire Protection
- ☐ Other: \_\_\_\_\_ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date : \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee





# TRANSMITTAL



To: Cosa- Planning

Date: 12-27-01

Attn: Mike Herrera

Re: Vistas of Westcreek

POADP - # 167-D

QUANTITY	DESCRIPTION
1	Copy of revised POADP submittal for your records

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS Mike, we sent these submittals to the appropriate dept. addressing their comments. Please call if you have any questions.

From: Rub Gray

Project No.: 4492.41

CC: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
01 DEC 31 AM 8:07

# TRANSMITTAL



To: COSA- Planning (zoning)

Date: 12-27-01

Attn: John Jacks

Re: Vistas of Westcreek  
POADP #167-D

QUANTITY	DESCRIPTION
1	Revised POADP

01 DEC 31 AM 8:07

RECEIVED  
01 DEC 27 PM 2:40  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS John, we have addressed your approved review comments for this POADP. We have added notes to the 2.0 ac. Commercial tract stating it is not a part of the POADP & the POADP is outside the city limits.

Please call if you have any questions or concerns for this project.

From: Pick Gray Project No.: 4492.41

cc: \_\_\_\_\_

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

(Check One)

Date: 12-13-01

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> PUD Plan                             |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development(TND)                 | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Pedestrian Plan (PP)                 |

Project Name: Vistas of Westcreek – amending POADP

FILE #167-D

*Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)*

- |  |  |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage       |
| <input type="checkbox"/> Major Thoroughfare          | <input type="checkbox"/> TIA                       |
| <input type="checkbox"/> Neighborhoods               | <input checked="" type="checkbox"/> Zoning         |
| <input type="checkbox"/> Historic                    | <input type="checkbox"/> Tree Preservation         |
| <input type="checkbox"/> SAWS Aquifer                | <input type="checkbox"/> Fire Protection           |
| <input type="checkbox"/> Other: _____                | <input type="checkbox"/> Bexar County Public Works |

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Planner II

Date : \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee

01 DEC 31 AM 8:07  
DEPARTMENT OF PLANNING  
CITY OF SAN ANTONIO

☐ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

01 DEC 31 AM 8:07

RECEIVED  
01 DEC 27 PM 2:40  
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
LAND DEVELOPMENT  
PERMITS DIVISION

Signature

Title

Date

Please return this form to Michael O. Herrera, Planner II by next scheduled meeting.

\_\_\_\_\_

# TRANSMITTAL



To: COSA- Planning Dept (Mjr. Thorne) Date: 12-27-01

Attn: Ernest Brown

Re: Vistas of West Creek  
POADP # 167-D

QUANTITY	DESCRIPTION
1	Revised POADP

01 DEC 31 AM 8:07

RECEIVED  
01 DEC 27 PM 2:40  
DEPT. OF PLANNING  
AND DEVELOPMENT  
SERVICES DIVISION

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS Ernest, this amended POADP has been revised  
to address your 12-17-01 comments. We have  
provided for the road dedications of Tally and  
Palms roads as per the major thoroughfare plans.  
Please call if you have any questions concerning  
this project.

From: Rub Gray Project No.: 4492.41

CC: \_\_\_\_\_

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

(Check One)

Date: 12-13-01

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> PUD Plan                             |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development(TND)                 | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Pedestrian Plan (PP)                 |

Project Name: Vistas of Westcreek – amending POADP FILE #167-D

*Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)*

- |  |  |
|--|--|
| To: <input type="checkbox"/> Master Development Plan   | <input type="checkbox"/> Street and Drainage       |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA                       |
| <input type="checkbox"/> Neighborhoods                 | <input type="checkbox"/> Zoning                    |
| <input type="checkbox"/> Historic                      | <input type="checkbox"/> Tree Preservation         |
| <input type="checkbox"/> SAWS Aquifer                  | <input type="checkbox"/> Fire Protection           |
| <input type="checkbox"/> Other: _____                  | <input type="checkbox"/> Bexar County Public Works |

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Planner II

Date : \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee

01 DEC 31 AM 8:07  
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

☐ I do not recommend approval

**Comments:** \_\_\_\_\_

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

01 DEC 31 AM 8:07

RECEIVED  
01 DEC 27 PM 2:40  
FEDERAL BUREAU OF INVESTIGATION  
U.S. DEPARTMENT OF JUSTICE

Date \_\_\_\_\_

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

# TRANSMITTAL



To: COSA - Public Works

Date: 12-27-01

Attn: Kevin Love

Streets & Drainage

Re: Vistas of West Creek

POADP # 167-D

QUANTITY	DESCRIPTION
1	Revised POADP

01 DEC 31 AM 8:07

RECEIVED  
01 DEC 27 PM 2:40  
CITY OF SAN ANTONIO  
PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

If enclosures are not as noted, kindly notify us at once.

☒ For Approval    ☐ For Your Use    ☐ As Requested    ☐ For Review and Comment

COMMENTS Kevin, we have addressed your concerns for this POADP. We have included a 1' non-access easement along Prop Military Dr., Talley Rd & Potranco Rd. and pulled the cul-de-sacs back 10' for a buffer.  
Please call me if you have any questions

From: Rich Gray Project No.: 4492.41

cc: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

☐ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

**Comments:**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

01 DEC 1983

RECEIVED  
01 DEC 27 PM 2:41  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICE DIVISION

**Signature**

## Title

Date \_\_\_\_\_

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

01 DEC 13 PM 12:52

(Check One)

Date: 12-13-01

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> PUD Plan                             |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development(TND)                 | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Pedestrian Plan (PP)                 |

Project Name: Heights of Westcreek – amending POADP FILE #167-D  
(Vista of Westcreek)

*Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)*

- |  |   |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage          |
| <input type="checkbox"/> Major Thoroughfare          | <input type="checkbox"/> TIA                          |
| <input type="checkbox"/> Neighborhoods               | <input type="checkbox"/> Zoning                       |
| <input type="checkbox"/> Historic                    | <input checked="" type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer                | <input type="checkbox"/> Fire Protection              |
| <input type="checkbox"/> Other: _____                | <input type="checkbox"/> Bexar County Public Works    |

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Planner II Date : \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee

June 28, 2001

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

- coordinate tree preservation
- comply with streetscape trees requirements at platting stage

*David*

Signature

*City Arborist*

Title

*1/28/02*

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001



# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

January 16, 2002

## P.O.A.D.P. REVIEW

The Villages of Westcreek  
Located on FM 1957 @ Talley Road

Mike Herrera  
City of San Antonio Department of Planning  
P.O. Box 839966  
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	A 20' right of way dedication will be required along the entire FM 1957 frontage. Additionally, 50' right of way flares will be required at the intersection of the proposed street and FM 1957.
Access Limits/Restrictions	Access to FM 1957 will be as directed by "Regulations For Access Driveways to State Highways". This property is eligible for a maximum number of one access point to FM 1957.
WPAP Requirements	None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that an approved plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer

cc: Pape-Dawson Engineers

02 JAN 22 AM 10:17  
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

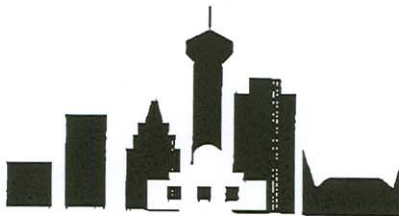
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CONNECTION TEL 93759010  
CONNECTION ID  
ST. TIME 01/22 12:05  
USAGE T 01'00  
PGS. SENT 2  
RESULT OK

*City of San Antonio  
Planning Department*

*Municipal Plaza Building  
114 W. Commerce*

*Mailing address: P. O. Box 839966*

*San Antonio, TX 78283-3966*



*Pages sent including fax cover:*

2

*If you do not receive all pages, please call 207-7873*

*Please deliver to:*

Name:	<i>RICK GRAY</i>
Title:	<i>Pope-Dawson</i>
Organization:	
Phone:	<i>375-9000</i>
Fax:	<i>375-9010</i>

*From:*

Name:	<i>Michelle Gonzalez</i>
Title:	<i>Secretary</i>
Division:	<i>Planning Department</i>
Phone:	<i>207-7873</i>
Fax:	<i>207-7897</i>

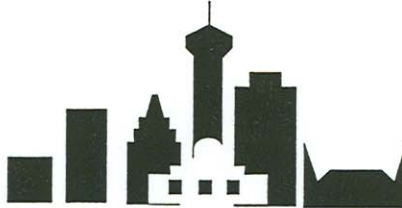
*City of San Antonio  
Planning Department*

*Municipal Plaza Building*

*114 W. Commerce*

*Mailing address: P. O. Box 839966*

*San Antonio, TX 78283-3966*



*Pages sent including fax cover:*

*2*

*If you do not receive all pages, please call 207-7873*

*Please deliver to:*

Name:	<i>RICK GRAY</i>
Title:	<i>Pape-Dawson</i>
Organization:	
Phone:	<i>375-9000</i>
Fax:	<i>375-9010</i>

*From:*

Name:	<i>Michelle Gonzalez</i>
Title:	<i>Secretary I</i>
Division:	<i>Planning Department</i>
Phone:	<i>207-7873</i>
Fax:	<i>207-7897</i>

*Remarks:*

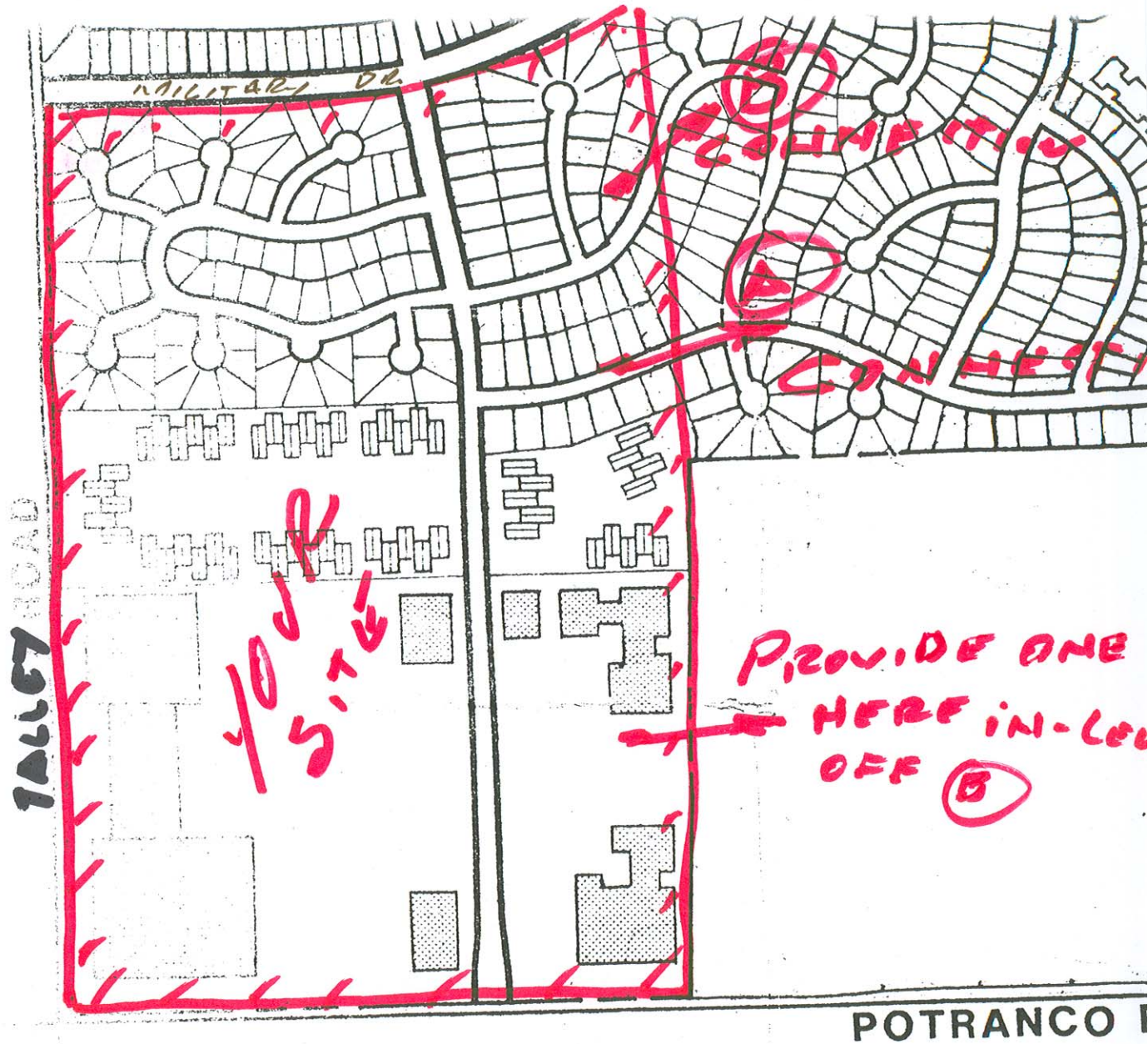
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**FAX**

To: MIKE HERRERA  
Fax: 207-7897  
Date: 1-22-02  
Re: VISTAS OF WESTCREEK  
POADP #167-D

Total Pages (Including Cover): 5**Comments:**

MIKE, I don't see the east west connectors you were talking about on the previously approved POADP. Also if we provide connectors we have a problem with lots fronting them. Can you show me what you are talking (Email) about? Thanks. We are still trying to get a hold of Richard De la Cruz on the Sterling POADP.

Thanks for your help, We must obtain these approvals

Confidentiality Note: The information contained in this facsimile message is privileged and confidential and is intended only for the use of the addressee. If you have received this message in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you today.

☐ For Approval ☒ For Your Use ☐ As Requested ☒ For Review and Comment

From: Rich Gray Project No.: 4492.40  
cc: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsay | San Antonio, Texas 78216 | Phone 210 375 9000 | Fax 210 375 9010 | info@pape-dawson.com

DEVELOPER

WESTCREEK UTILITY COMPANY  
P.O. BOX 1810  
SAN ANTONIO, TEXAS 78296

#167C  
approval

LEMENT PLAN

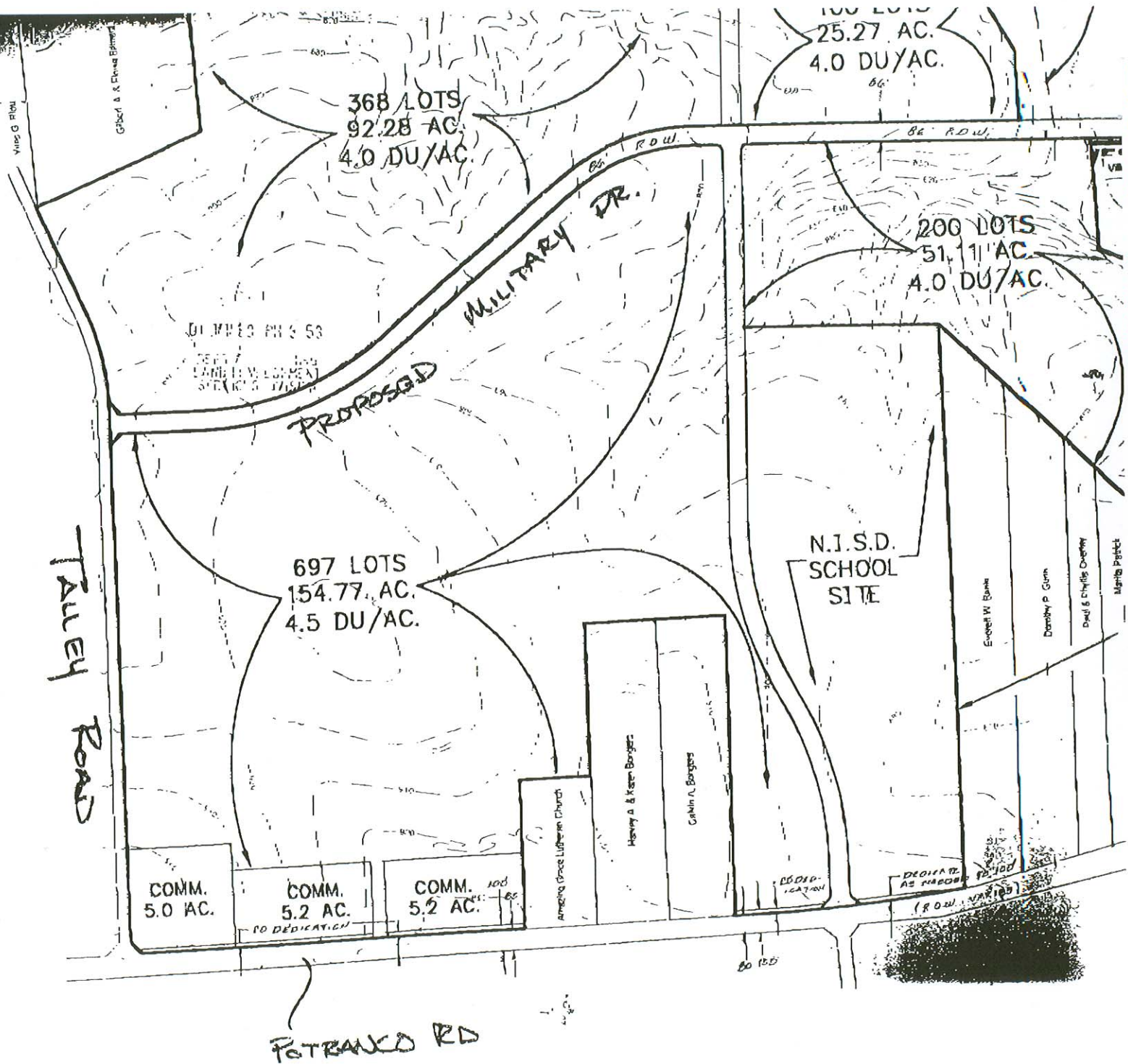
WESTCREEK- UNITS I & II

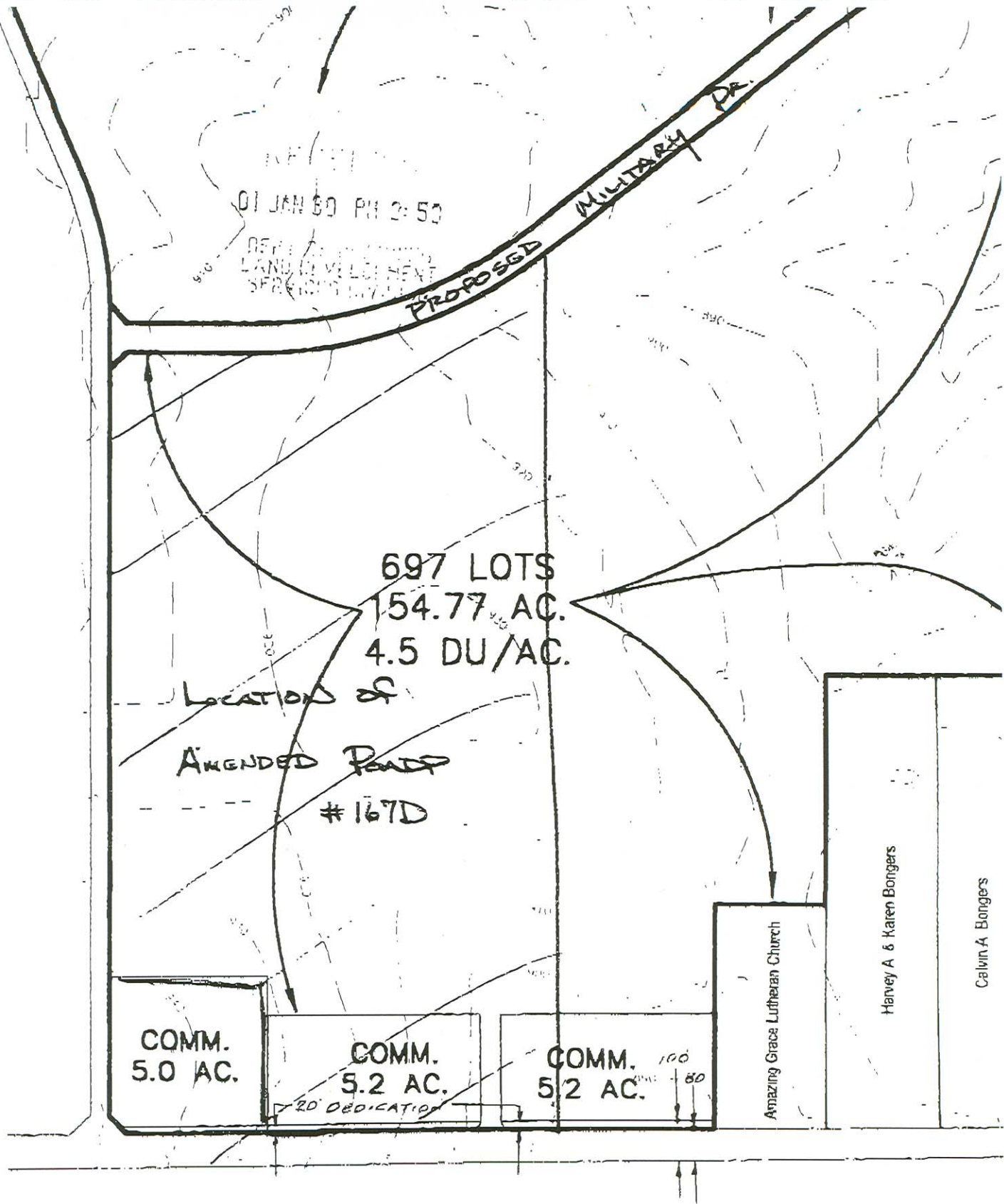
, 1985

eyman

SCALE IN FEET







# TRANSMITTAL



To: COSA- Planning

Date: 1-28-02

Attn: Michael Herrera

3<sup>rd</sup> Floor

Re: Vistas of Westcreek - POADP #167D

QUANTITY	DESCRIPTION
15	Revised to include access to the east

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JAN 28 AM 10:08

If enclosures are not as noted, kindly notify us at once.

☒ For Approval    ☐ For Your Use    ☐ As Requested    ☐ For Review and Comment

## COMMENTS

Please call me when the approval letter is ready or if there are any other issues.

From:

Phil Gray

Project No.:

4492.41  
(1.0)

CC:

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

# TRANSMITTAL



To: COSA - Planning

Date: 1-8-02

Attn: Mike Herrera

Main Plaza Bldg.

114 W. Commerce SAT 78205

Re: the Vistas of Westcreek

QUANTITY	DESCRIPTION
2ea	Revised POADP # 167-D

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS Mike, attached are revised copies of this  
POADP addressing Major thoroughfare's comments.  
I have resubmitted to Ernest Brown.

Thanks for your help.

From: Rich Gray Project No.: 4492.40

cc: File 02 JAN -9 AM 8:48 (1.0)

# TRANSMITTAL

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING



To: COSA- Planning 01 DEC 13 PM 12:51 Date: 12-13-01

Attn: Mike Herrera

Re: Vistas of Westcreek

QUANTITY	DESCRIPTION
1	POADP Amendment Submittal package : Application form #268 fee # 082555 Digital information Reduction (8 1/2" x 11") 15 Copies w/ review form TIA (copy)

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☒ For Review and Comment

COMMENTS Mike, please call me if you have any questions or concerns. Thanks for all of your help

From: Rick Gray Project No.: 4492.41

CC: \_\_\_\_\_

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

# TRANSMITTAL



To: COSA-PLANNING

Date: 1-15-02

Attn: MIKE HERRERA

Re: VISTAS of WESTCREEK

ROAD # 167-D

QUANTITY	DESCRIPTION
<u>8 ea</u>	<u>ROAD</u>

*If enclosures are not as noted, kindly notify us at once.*

☒ For Approval    ☒ For Your Use    ☐ As Requested    ☐ For Review and Comment

COMMENTS MIKE, Can you call me when these have been  
approved & signed.

Thanks for your help with this project.

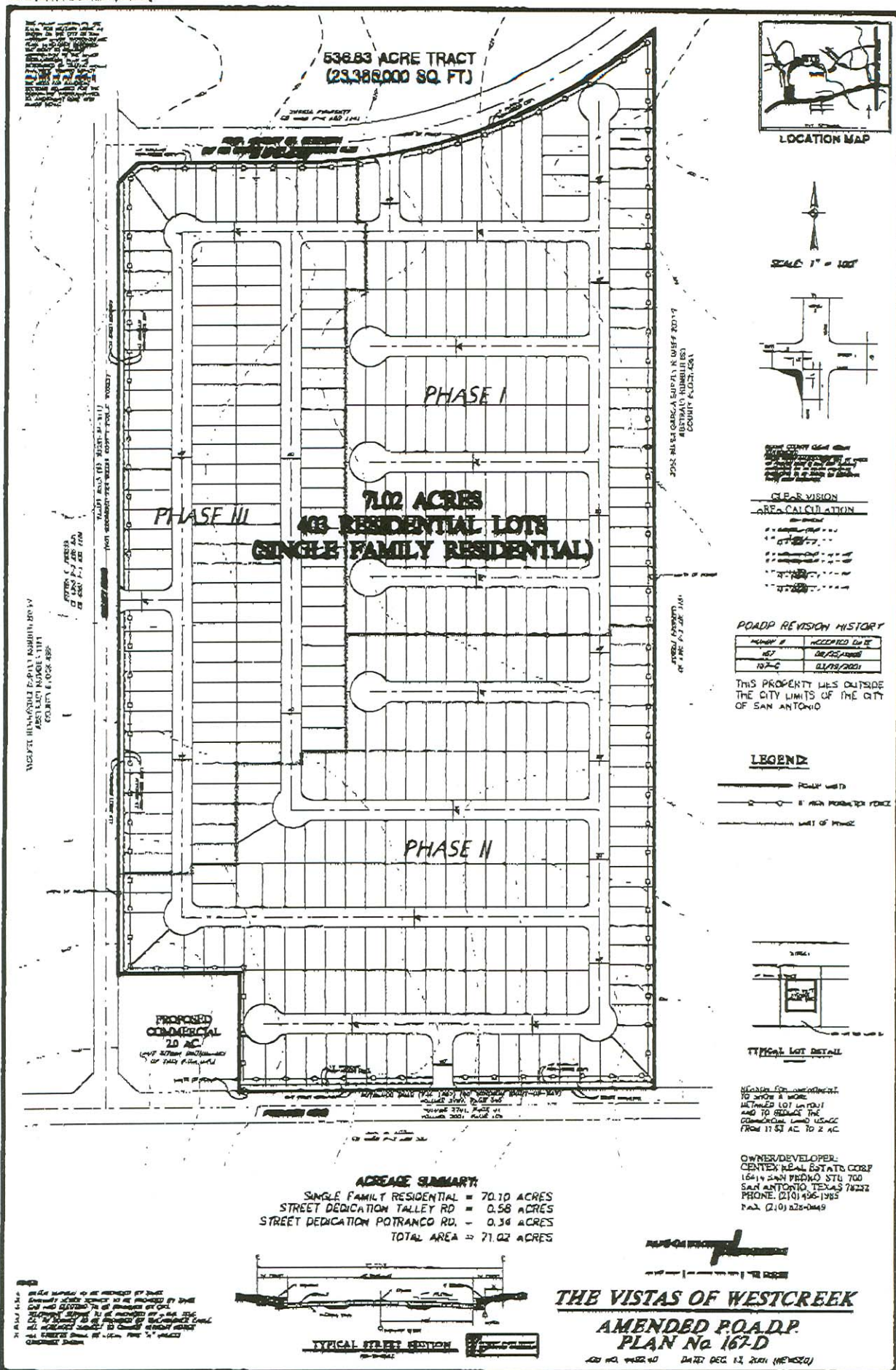
From: Rich Gray

Project No.: 449241  
(1.0)

CC: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS, INC.**

THIS PLAN IS A REVISION OF THE  
PLAN NO. 167-D, DATED 12/12/01, WHICH IS  
ON FILE IN THE OFFICE OF THE CLERK OF COURTS,  
SAN ANTONIO, TEXAS.



THIS POADP ILLUSTRATES THE PLAN FOR MILITARY DRIVE AS SHOWN ON THE CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN. DEVELOPERS RESERVE THE RIGHT TO REQUEST MODIFICATION TO THE MAJOR THOROUGHFARE PLAN AS DETERMINED BY TRAFFIC IMPACT ANALYSES. TRAFFIC IMPACT ANALYSES DO NOT INDICATE THE NEED FOR FUTURE SECTIONS REQUIRED FOR THE DESIGNATED THOROUGHFARE. THIS AMENDMENT DONE WITH POADP 167-C.

536.83 ACRE TRACT  
(23,385,000 SQ. FT.)

SOVELL PROPERTY  
CB 4365 P-2 ABS 1181

PROP. MILITARY DR. EXTENSION  
PER SAN ANTONIO PUBLIC WORKS

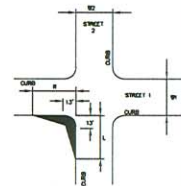
LIMITS OF POADP



LOCATION MAP



SCALE: 1" = 100'



BEAR COUNTY CLEAR VISION  
STATEMENT  
CLEAR VISION CALCULATIONS ARE BASED  
ON A 10% GRADE. IF A 10% GRADE IS  
REQUIRED, THE CLEAR VISION CALCULATIONS  
SHOULD BE BASED ON THE 10% GRADE.  
CLEAR VISION CALCULATIONS ARE BASED  
ON THE 10% GRADE.

CLEAR VISION  
AREA CALCULATION

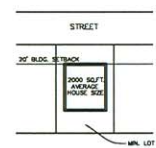
NOT TO SCALE  
 $R = 0.00000 \times (10/2 + 1) = 0$   
 $L = \frac{11.000}{13} \times 100' = 84.6' \approx 85'$   
 $R = 0.00000 \times (10/2 + 2) = 0$   
 $L = \frac{11.000}{13} \times 100' = 84.6' \approx 85'$   
 $R = 0.00000 \times (10/2 + 3) = 0$   
 $L = \frac{11.000}{13} \times 100' = 84.6' \approx 85'$

POADP REVISION HISTORY

POADP #	ACCEPTED DATE
167	06/25/1995
167-C	03/19/2001

LEGEND:

- POADP LIMITS
- 8' HIGH PERIMETER FENCE



TYPICAL LOT DETAIL

REASON FOR AMENDMENT:  
TO SHOW A MORE  
DETAILED LOT LAYOUT,  
AND TO REDUCE THE  
COMMERCIAL LAND-USE  
FROM 19 AC. TO 2 AC.

OWNER/DEVELOPER:  
CENTEX REAL ESTATE CORP.  
16414 SAN PEDRO, STE. 700  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 496-1985  
FAX: (210) 828-0449

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

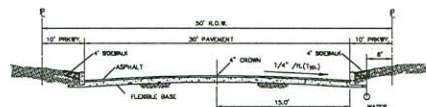
01 DEC 13 PM 2:51

PROPOSED  
COMMERCIAL  
20 AC.

POTRANCO ROAD

POTRANCO ROAD (F.M. 1957) (NO MINIMUM RIGHT-OF-WAY)  
VOLUME 3797, PAGE 345  
VOLUME 3791, PAGE 51  
VOLUME 3801, PAGE 109

JAN. M. LODAL  
CB 4365 P-2 ABS 539



TYPICAL STREET SECTION

NOT TO SCALE

- NOTES:
1. WATER SERVICE TO BE PROVIDED BY SANS
  2. SANITARY SEWER SERVICE TO BE PROVIDED BY SANS
  3. GAS AND ELECTRIC TO BE PROVIDED BY OPS
  4. TELEPHONE SERVICE TO BE PROVIDED BY S.B.R. TELE
  5. C.A. TV SERVICE TO BE PROVIDED BY TME/WARNER CABLE
  6. ALL ACRES ARE SUBJECT TO CHANGE WITHOUT NOTICE
  7. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN

PAPE-DAWSON ENGINEERS

THE HEIGHTS OF WESTCREEK

AMENDED P.O.A.D.P.  
PLAN No. 167-D

JOB NO. 4492.40 DATE: DEC. 13, 2001 (REVISED)

## Michelle Gonzalez

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**From:** Michael Herrera  
**Sent:** Wednesday, July 31, 2002 10:36 AM  
**To:** Michelle Gonzalez  
**Subject:** FW: Vistas of Westcreek Unit 1

Print and put copy in file

Thanks  
Michael H.

-----Original Message-----

**From:** Kevin Love  
**Sent:** Wednesday, July 31, 2002 10:29 AM  
**To:** 'Richard A. White'  
**Cc:** Michael Herrera  
**Subject:** RE: Vistas of Westcreek Unit 1

Sheet c2  
that street should be a local b. it serves as a residential collector.

Sheet c4, 5, 6

return curb, to end of centerline @ cul-de-sac.

Sheet c9

street markers have always been required. developers have always paid the fees to have us make them. i have attached details for you to use. be sure to show the locations on plan view (one plan view sheet of your entire platted area). please pass these details on to your co-workers.

-----Original Message-----

**From:** Richard A. White [mailto:rwhite@mwcode.com]  
**Sent:** Tuesday, July 30, 2002 4:55 PM  
**To:** Kevin Love  
**Subject:** Vistas of Westcreek Unit 1

Kevin,

I have some questions / concerns over the redlines we received on for the Vistas of Westcreek Unit 1:

Sheet C2

Comment: 60' / 40' Required (at the entrance)

Response: We are following the P.O.A.D.P. (# 167-D) that was approved by the city on January 18<sup>th</sup>, 2002. A change to the entrance would create a change to the plat which would mean a re-submittal to all review agencies as well as throw us out of compliance with the approved P.O.A.D.P..

Sheets C4, C5, & C6

Comment: 30' required (street width)

Response: Can you please tell us where the 500' distance is being measured from and to?

Sheet C9

Comment: Provide street marker details


Response: As street markers have never been required for residential streets we are curious as to what type of markers are being requested? Is this something new in the updated UDC? Does the city have a standard detail that we need to follow?


Can you please look into these three issue's. Thank you.

Richard A. White, P.E.

M.W. Cude Engineering, L.L.C.  
10325 Bandera Rd.  
San Antonio, TX 78250  
(210) 681-2951(Ph.)  
(210) 523-7112 (Fax)  
[rwhite@mwcude.com](mailto:rwhite@mwcude.com)

Vistas Of Westcreek	Pape-Dawson	12/13/01		12/14/01	12/17/01	N	12/14/01
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N/R		12/14/01	12/20/01	Y
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12/19/01	Y/C	12/14/01	12/14/01	N	12/14/01	12/27/01	Y		N/R
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